

**Van Buren County Brownfield Redevelopment Authority
Regular Meeting Minutes
May 8, 2019**

**Board of Commissioners Room, 2nd Floor Administration & Land Services Building,
219 E Paw Paw St, Paw Paw MI 49079**

- 1. Note for the Record**—On April 22, 2019, under Executive Order #2019-06 of Governor Gretchen Whitmer, the former Michigan Department of Environmental Quality (MDEQ) became the Department of Environment, Great Lakes, and Energy (and known acronymically as EGLE), and will be hereafter referenced in the VBCBRA minutes as EGLE.
- 2. Call to Order and Determination of Quorum**
At 3:30 pm, by Chairperson Lisa Phillips, with attendees/absentees/quorum status as follows:

Board Members Present (7): Chair Lisa Phillips, Vice-Chair Jan Petersen, Gail Patterson-Gladney, Cynthia Compton, Zachary Morris, Jeff Mills, Sarah Moyer-Cale; **Board Members Absent and Excused (2):** Kate Hosier, Katie Strohauer; **Board Vacancies: (0).** A quorum (7 of 9) is initially present and remained until Item 8a.

Others present: Secretary-Treasurer Wayne Nelson; Environmental Consultant Erik Peterson; James Salamon, President of new applicant for 99 Walker Street; Emily Hickmott, Recycling Coordinator with Van Buren Conservation District.
- 3. Approval of Agenda**—Motion by Moyer-Cale, supported by Patterson-Gladney, to approve the Chair's agenda. Approved by a vote of 7-0.
- 4. Approval of Minutes of Regular Meeting held April 10, 2019**
Motion by Morris, supported by Petersen, to approve the minutes of the Regular Meeting held April 10, 2019, as presented with a typo correction. Approved by a vote of 7-0.
- 5. Public Comment**—Emily Hickmott, Recycling Coordinator with Van Buren Conservation District presented information about recycling programs and opportunities in Van Buren County, and answered questions from Board members.
- 6. Correspondence**—None
- 7. Secretary-Treasurer's Report**
 - a. Nelson presented a written report with verbal comments and discussion of tax capture issues raised in the report.
 - b. The following invoices were presented for approval: none
- 8. New Business**—
 - a. **Marrone Michigan Manufacturing LLC**—This potential project, discussed at the September 12, 2018, meeting, remains pending with an internal project approval process in progress.
 - b. **Former Paw Paw Plating Site**—Erik Peterson reported that he had prepared the site summary for the Village to use in marketing, as authorized at the April 1 meeting.
 - c. **99 Walker Street in Lawton**—James Salamon of Blueberry Hill Assisted Living Inc. and Walker Street LLC was present to discuss the new application submitted for a Brownfield Plan and EPA Grant assistance for the apparent obsolete site at 99 Walker Street in Lawton. The site was formerly

operated as a nursing home. The development plan envisions a major renovation of the interior for use as an assisted living facility. Erik Peterson presented Work Order #23 for \$4,500 for eligibility determination and Brownfield Plan preparation. The need for possible necessary documents (Phase II, BEA, Due Care, etc.) were discussed. Motion by Mills, supported by Morris, to approve Work Order #23 for \$4,500 plus up to \$2,000 additional for preparing necessary additional documents, and to receive the Project Application subject to receipt of application fee, Development Agreement, and other required items on the Project Application Checklist. Approved by a vote of 7-0.

- d. **Expiring Board Member Terms**—Nelson noted that the VCBRA Board terms of Mills, Compton, and Hosier expire on June 1. Compton and Hosier both seek reappointment to another 3-year term. Mills has asked not to be reappointed, but recommends Dr. Patrick Creagan, Superintendent of the Decatur Public Schools as an individual who is highly interested and would continue representation on the Board from the education community. Nelson has confirmed with Dr. Creagan that he seeks appointment for a 3-year term to succeed Mills. The appointment application forms for Compton, Hosier and Dr. Creagan have been forwarded to the Board of Commissioners for action this month.
- e. **Tribute to Jeff Mills**—As this is the final board meeting for Jeff Mills, whose term ends on June 1, and who has asked not to be reappointed. Vice-Chair Petersen moved to adopt the following and present it to Jeff Mills as a Certificate of Appreciation:

*CERTIFICATE OF APPRECIATION
AWARDED TO
Jeff Mills*

For outstanding service as a member of the Board of the Van Buren County Brownfield Redevelopment Authority, serving over 17 years as an original member appointed May 28, 2002, and until June 1, 2019, and for serving steadfastly as a committed steward and guardian of the environment.

*Awarded this 8th day of May, 2019
Lisa Phillips, Chairperson
Van Buren County Brownfield Redevelopment Authority*

The action of tribute was adopted by unanimous consent, and the decorative Certificate of Appreciation was presented to Jeff Mills, with applause and congratulatory comments by those present.

9. Old Business

- a. **Board Member Departs**—Jeff Mills left the meeting for another commitment at 4:30 pm. A quorum (6 of 9) remains.
- b. **EPA Grant Status**—Erik Peterson presented an updated report on the EPA Grant financial status.
- c. **City of South Haven HOMES Project**—Erik Peterson indicated progress on the lead and asbestos identification processes.
- d. **67902 Red Arrow Highway, Hartford Township**—Peterson reported that there has been significant progress including a meeting with Hartford Township officials and an apparent better understanding by EGLE staff of the scope of operations at the site.
- e. **05585 Blue Star Highway, South Haven Charter Township**—Peterson reported no additional progress.
- f. **Community Outreach Plans**—Erik Peterson led a discussion on community outreach efforts, proposals and ideas, and the current status of various efforts.

10. Current Brownfield Plans Update

- a. **Mattawan Commercial**—The developer continues to attempt to find a tenant for the project.
- b. **Paw Paw Brewing—Final Reports/Closeout**
A review by the EGLE staff will determine if additional documentation is required and has not yet been received.

11. Adjournment

There being no additional business, Chair Phillips adjourned the meeting at 5:05pm.



Wayne Nelson, Secretary-Treasurer
Van Buren County Brownfield Redevelopment Authority

Acronyms used in BRA Minutes:

Acronym	Type	Meaning
BRA or VBCBRA	Agency	Van Buren County Brownfield Redevelopment Authority
EPA	Agency	U. S. Environmental Protection Agency
EGLE	Agency	Michigan Department of the Environment, Great Lakes , and Energy (formerly Michigan Department of Environmental Quality)
MEDC	Agency	Michigan Economic Development Corporation
VBC	Agency	Van Buren County
VBCBOC	Agency	Van Buren County Board of Commissioners
BEA	Environmental Term	Baseline Environmental Assessment
DDCC	Environmental Term	Documentation of Due Care Compliance
ESA	Environmental Term	Environmental Site Assessment (as in Phase II ESA)
QAPP	Environmental Term	Quality Assurance Project Plan